156.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,400 / 687,400
					USE VALUE:	687,400 / 687,400
					ASSESSED:	687,400 / 687,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAUL BERNHARD J
Owner 2:	PAUL MARITA
Owner 3:	
Street 1:	172 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLANNERY EILEEN L -
Owner 2:	-
Street 1:	172 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,366 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4366.000	246,300	300	440,800	687,400
Total Card	0.100	246,300	300	440,800	687,400
Total Parcel	0.100	246,300	300	440,800	687,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.46 | /Parcel: 511.4

Legal Description

User Acct 104005

GIS Ref

GIS Ref

Insp Date 03/22/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 156.0-0004-0007.0

!12242!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,300	300	4,366.	440,800	687,400	687,400	Year End Roll	12/18/2019
2019	101	FV	224,600	300	4,366.	413,200	638,100	638,100	Year End Roll	1/3/2019
2018	101	FV	224,600	300	4,366.	341,600	566,500	566,500	Year End Roll	12/20/2017
2017	101	FV	224,600	300	4,366.	314,100	539,000	539,000	Year End Roll	1/3/2017
2016	101	FV	224,600	300	4,366.	286,500	511,400	511,400	Year End	1/4/2016
2015	101	FV	210,800	300	4,366.	281,000	492,100	492,100	Year End Roll	12/11/2014
2014	101	FV	210,800	300	4,366.	261,200	472,300	472,300	Year End Roll	12/16/2013
2013	101	FV	210,800	300	4,366.	248,500	459,600	459,600		12/13/2012

PRINT

Date	Time
12/11/20	02:20:48

LAST REV

Date	Time
04/04/19	18:08:59

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12242

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLANNERY EILEE	51736-275		9/30/2008		460,000	No	No		
FLANNERY RALPH	48306-178		10/12/2006	Family	1	No	No		
FLANNERY RALPH	23449-74		7/22/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	104005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2018	1184	Re-Roof	9,820	C				
4/4/2014	284	Redo Kit	16,000					
8/8/1994	405		21,900					FINISH INTERIOR WK
7/11/1994	350		6,000					ADD DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2019	Meas/Inspect	DGM	D Mann
1/4/2019	Mail Update	MM	Mary M
6/12/2014	Meas/Inspect	PC	PHIL C
1/9/2009	Entry Denied	372	PATRIOT
12/21/1999	Mailer Sent		
11/24/1999	Entry Denied	268	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4366		Sq. Ft.	Site		0	80.	1.26	9									440,784						440,800	

Total AC/HA: 0.10023 | Total SF/SM: 4366 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 440,784 | Spl Credit | Total: 440,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302544
Depreciation:	56273
Depreciated Total:	246271

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

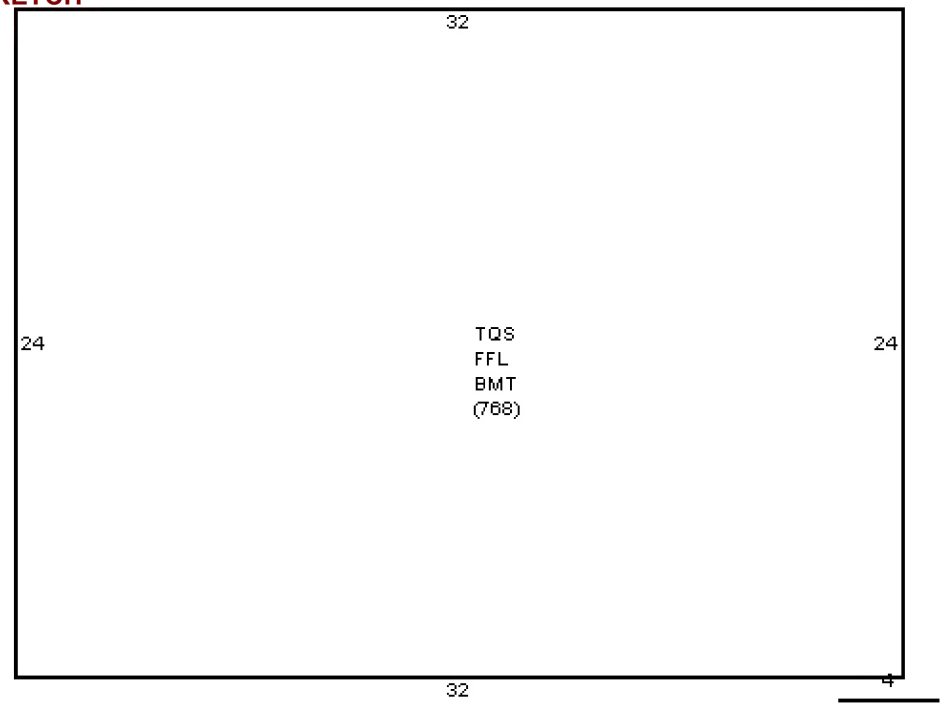
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.03
Special Features:	0	Val/Su Net:	116.62
Final Total:	246300	Val/Su SzAd	183.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.310	32,494
FFL	First Floor	768	141.030	108,314
TQS	3/4 Story	576	141.030	81,236

Net Sketched Area:	2,112		Total:	222,044	
Size Ad	1344	Gross Are	2304	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	A	Y	1	4X5	A	AV	1993	16.00	T	20.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300